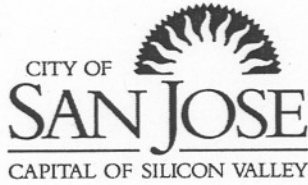


COUNCIL AGENDA: 09-21-04
ITEM: 12.2(a)



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: GP03-03-17

DATE: September 14, 2004

COUNCIL DISTRICT: 3

ADDITIONAL EXHIBITS FOR GP03-03-17

August 8, 2004

To: Dionne Early, City of San Jose Planning Department
Members of the Planning Commission
City Councilmember Cindy Chavez

Re: General Plan Amendment File No. GP03-03-17

From: Orvis Avenue Residents

Please include the following letter as part of the record for General Plan Amendment File No. GP03-03-17. We have participated in community meetings providing comments and feedback to City planning staff, KB Homes and Councilmember Chavez. While we appreciate the hard work of all the parties involved, we would like to raise the following issues as those most important to those of us who actually live on Orvis Avenue, a street directly and adversely affected by the project. **We request that the project not be approved unless traffic and parking are mitigated by the recommendations included at the end of this letter.** We also request that the current and any future development proposals opposite Orvis Avenue more fully consider these issues:

1. TRAFFIC

A primary concern to the residents of Orvis Avenue is the increased traffic a development will bring, and concern that our narrow and overly deep dead-end street will no longer be a safe place for our children and families. Any development of our street should be accompanied by well-designed and implemented traffic studies, followed by specific steps to mitigate the parking and traffic impacts. Orvis Avenue is a dead end street, and should be considered as such in traffic studies and discussions. To date we do not believe these issues have been thoroughly addressed.

Orvis Avenue is a dead-end street 670 feet long and 36 feet wide from curb to curb. It is longer and narrower than City standards (Maximum 500 feet length and 38 feet curb to curb). The City of San Jose would not allow such a street to be built today. As such, our street as currently designed is not as safe as it should be. The traffic studies do not consider this baseline condition. Therefore, the increase in traffic resulting from this project facing Orvis represents increased danger to an already unsafe street. In comparison, 12th Street is much safer, given its greater width and its outlet to Virginia Street, and would therefore be better suited to handle increased traffic resulting from this proposed project. There should be a second inlet/outlet on 12th Street in addition to the proposed main entrance, if the City Planning Department believes the project requires more traffic access points than the current plan provides.

Bisecting the internal private drive near tree # 22 to better it's chances for survival comes at the expense of safety for residents of Orvis Avenue. This decision is questionable and should be further explained by the Planning Department. The result will be an unsafe street given the traffic, especially when one considers the increased demand upon on-street parking that will result from the addition of over 40 homes. We were assured that this project would limit access to the development from the end of Orvis to emergency vehicles only. Subsequently, and at the end of the process, we were informed that this concession had been reversed.

We have historically enjoyed relatively light traffic on Orvis Avenue, given the use by the San Jose Christian College of some of the Orvis Avenue homes for administrative purposes, and the transitory nature of the student population traffic. These factors have muted the shortcomings of our street's design. However, upon completion of the KB proposal, we will have six additional full time owner occupied homes fronting our street, plus 40 new homes on the interior of the site, many of which will now produce new traffic, estimated to be approximately 45 additional daily trips on Orvis Avenue. The traffic studies conducted were flawed, as they did not take into consideration the dead-end nature of our street, the width of our street, and also because the times at which the traffic counts were taken were not typical of the baseline traffic on our street.

2. PARKING

The proposal does not include sufficient parking for residents and visitors, and therefore the project will have a significant detrimental effect on parking causing congestion on Orvis Avenue. In fact, as the plan has evolved since its inception, the available guest interior parking has decreased. Unfortunately, we expect the parking situation to be similar to what we have witnessed when the Police Athletic League (PAL) has used the field at the end of the project. The already narrow street becomes even narrower, nearly impassable for two cars at the same time, in addition to making the street less safe for our children. We are also unable to accommodate relatives and friends wishing to visit our homes during PAL games. Increased parking is necessary in the project to mitigate the parking impacts on Orvis Avenue and 12th Street.

3. OPEN SPACE

Our primary concerns regarding the field at the end of our street are that the historic flooding of the area be recognized and its use as a flood plain be respected, and that no enhancements to the area result in increased traffic down Orvis Avenue. Because the discussions regarding whether this area should be designated solely as a riparian corridor, as a public park or as a private park have only recently begun, we have not reached consensus on which option is preferred. There is, however, consensus that the field should not be enhanced in a manner that creates more traffic on Orvis Avenue and that maintenance and security of the field are important considerations.

RECOMMENDATIONS:

- 1. EMERGENCY VEHICLE ACCESS ONLY FROM ORVIS AVENUE**
- 2. INCREASE PARKING WITHIN DEVELOPMENT**
- 3. ENGINEER FIELD USE TO NOT INCREASE TRAFFIC ON ORVIS AVENUE**

The following list of residents with signatures represents resident homeowners and renters on Orvis Avenue, as well as other nearby residents who agree with the recommendations above. We recognize the development of the San Jose Christian College and adjacent parcels represents a change from the quiet and reasonably peaceful lifestyle we have known and enjoyed on Orvis Avenue heretofore, and that our involvement in the development process will necessarily include compromise. We believe such a development project is possible that mitigates our concerns noted above. We look forward to working further with the City Planning Department and others in the months to come regarding the development of our neighborhood.

SIGNATURE LIST

I have read and agree with the recommendations included on the preceding two-page letter regarding the development of Orvis Avenue and the adjacent parcel formerly known as the San Jose Christian College.

NAME	ADDRESS	SIGNATURE
Paul Murphy	613 ORVIS	Paul J. Murphy
JOE BALBOA	621 ORVIS	JB
DILL FERRARI	610 MARGARET ST	Dill Ferrari
Steve Ferrari	639 ORVIS AVE	St. Ferr.
Ronald E. Ferrari	670 Margaret St.	Ronald E. Ferrari
DONALD R. WHITT	633 ORVIS ST.	Don R. Whitt
PAUL GOELTZ	615 ORVIS AVE	Paul Goeltz
NANCY BANKS	627 ORVIS AVE	Nancy Banks
Jodi Lindenthal	613 ORVIS AVE	Jodi Lindenthal
Stephen L Figone	593 ORVIS AVE	Stephen L Figone
Tom Mazzanti	597 ORVIS AVE	Tom Mazzanti
Julie Smith	597 ORVIS AVE	Julie Smith
Charles J Casazza	607 ORVIS AVE	Charles J Casazza
FOREST CASAZZA	607 ORVIS AVE	Forest Casazza
Elizabeth Casazza	677 Orvis Rd	Elizabeth Casazza
Misty Ferrari	639 ORVIS AVE	Misty Ferrari

CC: Mayor Ron Gonzales, CCA, UNC, City Council Members, KB Homes

SIGNATURE LIST (Page Two)

I have read and agree with the recommendations included on the preceding two-page letter regarding the development of Orvis Avenue and the adjacent parcel formerly known as the San Jose Christian College.

NAME	ADDRESS	SIGNATURE
Alberto Carrillo, Sr.	3056 Bayberry LN. (Carrillo Family Member) SJ 95148	Alberto Carrillo, Sr.
Phillip Carrillo	2841 AKINO CT. S.J. Family member	Phillip Carrillo
Terri Carrillo	605 ORVIS AVE S.J. owner	Terri Carrillo
Adan Carrillo	3056 Bayberry Ln S.J. CT 95148 Family Member	Adan Carrillo
Maria Carrillo	605 Orvis Ave. owner	Maria Carrillo
Alex Carrillo	605 ORVIS AVE.	Alex Carrillo
Henry Carrillo	605 ORVIS ave. S.J.	Henry Carrillo
Shannon Smith	601 Orvis Ave. SJ	Shannon Smith
Raymond Mello	598 ORVIS	Raymond Mello

JUN 26 1995

RECEIVED